

PROPOSED DEVELOPMENT CONDITIONS**SEA 93-M-047****June 13, 2013**

If it is the intent of the Board of Supervisors to approve SEA 93-M-047 located at 6011 Crater Place (Tax Map 72-2 ((3)) (T) C and 61-4 ((6)) (T) 56) to modify previously approved development conditions for uses in a floodplain pursuant to Sec. 2-904 to permit the addition of a telecommunications facility and associated equipment cabinets on a portion of the subject property pursuant to Sect. 3-304 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Previously approved development conditions have been carried forward and marked with an asterisk (*). Minor edits have been made to bring the conditions into conformance with current terminology.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. *
3. The Parklawn Recreation Association (PRA) shall submit a formal floodplain study in conformance with the submission requirements set forth in Paragraph 2 of Section 2-904 for review and approval of the Department of Public Works and Environmental Services (DPWES). As part of the formal floodplain study, the PRA shall provide a description of the measures that will be taken to demonstrate that the fill, when combined with the existing development on-site, shall not increase the water surface elevation above the pre-fill 100 year flood level upstream and downstream from the site, calculated in accordance with the provisions of the Public Facilities Manual. Such measures may include, but not limited to, the paving of the existing gravel parking lot.*
4. The PRA may be required to make formal submission of a Rough Grading Plan (RGP) for review and approval by DPWES as follows:
 - A. If additional clearing or grading is proposed, submission of a RGP meeting all normal code requirements shall be required*
 - B. If no additional grading or clearing is proposed, a RGP utilizing the Special Exception Plat/Flood Plain Study prepared by GJB Engineering, Inc., dated April 8, 1993 or the formal floodplain study as the base grading plan may be submitted to DPWES for review and approval and shall consist of the following:
 - (1) Standard Cover Sheet*
 - (2) Base Grading Plan (Special Exception Plat)*

- (3) Project Notes detailing the history of the placement of fill to include the following information: a) project description; b) approximate date or time period that the fill was placed; c) notation that the fill has stabilized; d) notation that the RGP approval is required as a condition of the Special Exception approval; e) no additional clearing or grading activities are proposed under this plan; and f) any additional information as appropriate.*
- (4) Geotechnical Notes providing information that identifies the area, extent and composition (source and type of material) of the fill material that has been placed on the property. In this regard, a declaration by a representative of the applicant in the form of an affidavit identifying to the best of his/her knowledge the source and composition shall be sufficient to fulfill this requirement. The existing limits of the fill as shown on the base grading plan shall suffice to show the areal extent of the fill. A formal geotechnical study submission is not required.*
- (5) Erosion and Sediment Control Plan consisting of a narrative statement of the following:
 - a) A description of measures that will be taken to remediate the erosion within the fully that has formed below the entrance road to the parking lot. Such measures shall include the placement of rip-rap and/or other stabilizing material approved by DPWES, to ensure that erosion from the stormwater runoff from the entrance road will be minimized.*
 - b) A description of measures that will be taken to stabilize those areas of the fill that are experiencing sloughing and/or erosion, such as vegetative stabilization or placement of rip-rap along those portions. These measures must be sufficient, as determined by DPWES, to ensure the long term stability of the fill to the extent practicable.*
- (6) Landscape Plan consisting of a description of measures that will be taken to restore native vegetation to the area subject to the fill and a planting plan showing the location and extent of replacement plantings at a minimum, the replacement plantings shall consist of a combination of seedlings and a woody seed stabilization mixture as approved by the Urban Forestry Management of DPWES. The PRA shall coordinate the planting and seeding program with Urban Forestry Management until it has been determined that the planting has been adequately established and provides sufficient stabilization to the satisfaction of the Urban Forester.*
- (7) Special Exception Conditions.*
- (8) Chesapeake Bay Preservation Ordinance Exception approval Letter as specified in Condition 5 below.*

All information should be submitted on standard sized plan sheets and sealed by the engineer or surveyor.*

5. An exception to the provisions of the Chesapeake Bay Preservation Ordinance under Section 118-6-5 is required. Plantings beyond those required in Condition 4(b)(6) above may be required in order to obtain the exception.*
6. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled AT&T Dowden Terrace-Parklawn Pool, prepared by Entrex Communication Services, Inc. and dated March 26, 2012 as revised through May 20, 2013, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
7. On-site testing of noise generating equipment shall not be permitted.
8. The project shall conform to National Electric and Safety Code Standards and the regulations of the Federal Communications Commission with respect to electromagnetic radiation.
9. Notwithstanding what is shown on the SEA plat, sheet Z-07 is not approved, the telecommunications tower shall be designed as a monopole in substantial conformance with the elevation shown on Sheet Z-07A of the SEA Plat. The maximum height of the tower shall not exceed 128 feet, inclusive of all antennas and other appurtenances. The monopole shall be painted a graduated paint, from brown color as determined necessary to blend with the surrounding landscape and changing to light grey/blue as it extends above the existing treeline. All antennas shall be painted a color that further conceals from view.
10. The total number of arrays shall be limited to a maximum of 2. The size, location, and configuration of the antennas shall be in substantial conformance with the elevation depicted on the SE Plat. Minor modifications to the antennas may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance. Additional antennae may be installed or the types of antennas may be substituted provided that any additional or substitute antenna does not exceed the maximum height and maximum number limitations of these conditions.
11. The equipment compound area may include equipment shelters, cabinets, electrical panels, telephone panels, or other improvements necessary and/or required for the operation of the telecommunications facility. Equipment shelters/cabinets shall be no taller than ten feet in height and shall be located within a 1,040 SF telecommunications compound area as shown on the SEA/SPA Plat.
12. The equipment compound for the telecommunications facility shall be enclosed by an 8-foot high board-on-board fence, as depicted on Sheet Z-07A of the SEA/SPA Plat.
13. The monopole shall not be lighted or illuminated unless required by the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC), or the County. A steady marker light shall be installed and operated at all times, unless the Zoning Administrator waives the red marker light requirement upon a determination by

the Police Department that such marker light is not necessary for the flight safety of police and emergency helicopters.

14. Except during periods of construction and installation of equipment, there shall be no outdoor storage of materials, equipment, or vehicles within the wireless compound for the telecommunications facility, and there shall be no encroachment into the limits of clearing and grading.
15. No signs shall be permitted on the subject property for the advertisement of the users of the telecommunications facility.
16. Should the need arise to alter the telecommunication monopole from that shown on the SEA/SPA Plat, the applicant shall submit engineering and structural data to DPWES and the Department of Planning and Zoning (DPZ) affirming that said alterations conform to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code and are in substantial conformance with the SE Plat.
17. Any component(s) of the telecommunication facility shall be removed within 120 days after such components are no longer in use.
18. Notwithstanding what is shown on the SEA plat, sheets Z-15 and Z-16 are not approved, the proposed landscaping shall be provided consistent with that depicted on the Landscape Plan as shown on page Z-13 and Z-14 of the SEA Plat, subject to approval by UFMD.
19. Tree Preservation: "The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation on the SEA/SPA, those areas outside of the limits of clearing and grading and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, Cambistat, radial mulching, and others as necessary, shall be included in the plan. "All tree preservation activities shall be in conformance with the Tree Preservation Activities as outlined in Exhibit A (attached to these conditions.) and are subject to approval by UFMD.

20. Tree Preservation Walk-Through. "The Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions."
21. Limits of Clearing and Grading. "The Applicant shall conform strictly to the limits of clearing and grading as shown on the SEA/SPA application, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SEA/SPA application, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities."
22. Tree Preservation Fencing: "All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES."

23. Root Pruning. "The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
 - Root pruning shall take place prior to any clearing and grading, or demolition of structures.
 - Root pruning shall be conducted with the supervision of a certified arborist.
 - An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete."
24. Site Monitoring. "During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or landscape architect to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES."

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.